

ARTICLE 26

SEC. 21-26 REGULATIONS FOR THE UNCLASSIFIED OR “U” DISTRICT.

26.1 Purpose: To provide regulations for those areas which, for any reasons, are not included within any other district as specified in this Chapter or shown on any sectional district map as being included within a district.

26.2 Applicability: Parcels shall not be rezoned “U” from other zoning classifications.

26.3 Performance standards: All uses permitted within this district shall be subject to the performance standards set forth in [Article 41](#).

26.4 Uses permitted:

- (a) Agricultural uses, including crop and tree farming, livestock grazing, animal husbandry, aviaries and apiaries.
- (b) One (1) single-family dwelling or mobilehome which shall be constructed according to the residential construction standards of [Section 10.20](#).
- (c) Agricultural and residential accessory uses and accessory structures.
- (d) One (1) granny unit or one (1) residential second unit which shall be subject to the requirements of [Section 27.3\(1\)](#) or [Section 27.3\(m\)](#), respectively.
- (e) One (1) produce stand for the display and sale of agricultural products produced on the premises subject to the requirements of [Section 27.4\(1\)](#).
- (f) Agricultural processing such as fruit dehydrators and packing sheds not exceeding a use area of two thousand (2,000) square feet.
- (g) Greenhouses, hothouses and incidental structures not exceeding a use area of ten thousand (10,000) square feet.
- (h) Fishing clubs; game preserves and private hunting clubs on parcel(s) of one hundred (100) acres or more.
- (i) Farm labor quarters and one (1) guest house subject to the requirements of [Section 27.3\(g\)](#) or [Section 27.3\(h\)](#), respectively.
- (j) Those uses permitted in the “U” district with a zoning permit in Table A, [Article 27](#).

26.5 Uses permitted subject to first obtaining a [Minor Use Permit](#) in each case:

- (a) Uses permitted in Section 26.4 when not in compliance with the performance standards set forth in [Article 41](#).
- (b) Private hunting clubs on parcel(s) of forty (40) acres to one hundred (100) acres.
- (c) Display and sale of agricultural products produced on the premises, limited to one stand exceeding four hundred (400) square feet in size per parcel.
- (d) Uses which are minor additions or alterations to existing uses or structures permitted by Section 26.6, limited to an increase of twenty (20) percent of the use area or gross floor area.
- (e) Uses permitted in the “U” district with a minor use permit in Table B, [Article 27](#).

26.6 Uses permitted subject to first obtaining a [Major Use Permit](#) in each case:

- (a) Uses permitted in Sections 26.4 and 26.5 when not in compliance with the performance standards set forth in [Article 41](#).
- (b) Uses permitted in the “U” district with a major use permit in Table B, [Article 27](#).

SEC. 21-26.10 DEVELOPMENT STANDARDS.

26.11 Minimum lot size:

That size existing for the legal lot of record at the time of adoption of this ordinance. No division shall be permitted.

26.12 Minimum average lot width: None.

26.13 Maximum length to width ratio: None.

26.14 Minimum yards:

- (a) Front: Thirty (30) feet from lot line; or fifty-five (55) feet from centerline of roadway, whichever is greater. Yards abutting streets are front yards.
- (b) Rear: Twenty-five (25) feet from lot line.
- (c) Side: Ten (10) feet from lot line.
- (d) Accessory structures: The above yards shall apply.

26.15 Maximum height:

- (a) Principal structures: Thirty-five (35) feet.
- (b) Accessory structures: Twenty (20) feet. (Ord. No. 1749,7/7/1988)

26.16 Animal density: Animal densities for this district shall be as set forth in Section 9.16.

26.17 Parking: The following minimum parking requirements shall apply except as provided in [Article 46](#). (Ord. No. 2172, 8/12/1993; Ord. No. 2305, 10/19/1995)

(a) Residential use: Two (2) spaces. (Ord. No. 2172, 8/12/1993; Ord. No. 2305, 10/19/1995)

(b) Other uses: As provided for in Article 46. (Ord. No. 2172, 8/12/1993; Ord. No. 2305, 10/19/1995)

26.18 Signs: As provided in [Article 45](#).

26.19 Minimum residential construction standards: All single-family dwellings except “Temporary Dwellings” and “Farm Labor Quarters” shall meet the minimum residential construction standards of the “[R1](#)” district, Section 10.20.

26.20 DEVELOPMENT STANDARDS EXCEPTIONS: FOR EXCEPTIONS TO THE DEVELOPMENT STANDARDS OF THIS ARTICLE, SEE [ARTICLE 42](#). (Ord. No. 1749, 7/7/1988)